

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

THURSDAY, APRIL 9, 2009

6:00 P.M.      WORKSESSION

LOCATION:    PURCELLVILLE ROOM  
Government Center  
1<sup>st</sup> Floor

**Commissioners Present:** Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Sandra Chaloux, Michael Keeney, Sugarland Run District; Dulles District; Gigi Robinson, Leesburg District; Christeen Tolle, At Large.

**Commissioners Absent:** Chris Brodrick, Potomac District; Helena Syska, Sterling District.

**Staff Present:** John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Patrick Ryan, Economic Development; Planners: Stephen Gardner, Ginny Rowen, Nicole Steele; Nancy Bryan, Recording Secretary.

### 1. ACTION SUMMARY REVIEW

- a. The Action Summary of March 19, 2009 was approved (5-0-2-2, Austin, Tolle abstained; Brodrick, Syska absent).
- b. The Action Summary of March 26, 2009 was approved (4-0-2-3, Chaloux, Keeney, Tolle abstained; Brodrick, Syska absent).

### 2. DISCLOSURES

- a. Mr. Klancher met with the applicant and representatives of Fairfield at Ryan's Corner.
- b. Ms. Chaloux met on 4/4/09 with Commissioner Robinson, and Gem Bingol, and Ed Gorski of PEC regarding the Limestone Overlay District; met on 4/7/09 with Roy Barnett of Van Metre to discuss the status of the upcoming road improvements near Stone Ridge, the West Spine Plaza application, and an upcoming Stone Ridge commercial ZMAP and ZCPA; met on 4/9/09 with Ginny Rowen, Scott Plein, and Lou Canonico regarding the East Gate Proffer Amendments application; on 3/20/09 met with Fairfax County Commissioners John Litzenberger and Jay Donahue regarding the Draft CTP; met with representatives from the Town of Herndon and Fairfax County to discuss the proposed development along the Loudoun/Fairfax boundary west of Herndon, discussing Keynote Employment policies, traffic, planned road improvements, capacity of public facilities and the desire for an interjurisdictional plan for the area bounded by the Dulles Toll Road, Route 28, Route 606 and the town boundary. Those in attendance included Carl Sivertsen, Herndon Planning Commission, Jay Donahue, Fairfax County, Dranesville District Planning Commissioner; Maryanne Gardner, Fairfax County Department of Planning & Zoning, representatives from the Town of Herndon Planning Department, and Stephen Gardner.
- c. Ms. Austin met on 4/8/09 with Bob Gordon, Christian Uhrig, and Angelica Kirchmeyer regarding the Limestone Overlay District.
- d. Ms. Robinson met on 4/6/09 with Commissioner Chaloux, and Gem Bingol and Ed Gorski of PEC regarding the Limestone Overlay District; had a conversation on 4/9/09 with Lori Kimball regarding the Stonewall application and the historic site.

**3. MIDDLEBURG EAST AGRICULTURAL AND FORESTAL DISTRICT**

There were no items for further discussion.

**4. MIDDLEBURG WEST AGRICULTURAL AND FORESTAL DISTRICT**

There were no items for further discussion.

**5. SUPERCALIFRAGILISTICEXPIALIDOTIOUSLY BEAUTIFUL AGRICULTURAL AND FORESTAL DISTRICT**

Items for further discussion include issues due to the widening of Gum Springs Road; conversations with Ticonderoga Farms; landowner withdrawals to go into permanent easement; name change; restrictions; program tax rate.

**6. ZCPA 2008-0010, EAST GATE ONE PROFFER AMENDMENT, ZCPA 2008-0011, EAST GATE THREE PROFFER AMENDMENT**

Items for further discussion include the County's bond estimate; verification of the length of road from Route 28 to Poland Road; examination of the public use site; additional information regarding actual date that proffers would become null and void; specification of language in the Executive Summary; Pleasant Valley Church access problems; timing of water and sewer hookup; will proffers be used in the sub-planning area.

**7. CMPT 2008-0015, SPEX 2008-0044, ZMOD 2008-0018, NIVO SUBSTATION**

Items for further discussion include the height and materials of the surrounding wall; extension of screen to cover the equipment; how will the power get from the existing station on the north side of Smith Switch Road south of the W&OD; what is the threshold for making an exception to a fundamental safety provision; rationale for reduction of setbacks; layout design; expansion of an existing substation; what is coming in and going out of this substation; explanation of proposed routes for the lines; rationale for three towers.

**8. ZMAP 2008-0007, SPEX 2008-0057, FAIRFIELD AT RYAN'S CORNER**

Items for further discussion include explanation of an appropriate layout for a TSA;; explanation of how a bubble plan would benefit the community versus a traditional site plan; how does this application advance the public interest; the Open Space Preservation Program contribution; location and need of Parks Facilities proffer; Waxpool Road improvements; explanation of the transit contribution; construction waste reduction/background on construction waste management program; examples of energy efficiencies; clarification for amount of parking needed; comparison of school children for approved applications to the proposed application; 2008 operating costs for schools/children; location of the closest library; will bike lanes to the transit station be proffered; will the bus shelter be on the transit line; will the builder provide a free bus to commuter parking; economic analysis of capital facility costs and proffer amount; garages and modifications to the setback; clarification of what the Parks of Ashburn requested inside the buffer; reason for a gated community; how will people outside the gated community cross the property; ongoing charge per person for the County government operations, i.e., police, fire, etc.; total number of people expected to live in the 540 units.

## **9. ZMAP 2008-0014, VILLAGE OF WAXPOOL**

Items for further discussion include adoption of the Board Policy to credit transportation improvements/land dedication from the anticipated Capital Facility contribution; is a left-turn lane from Waxpool Road onto Iannis Spring Drive warranted; stormwater management controls on-site; bike lanes planned for Waxpool Road; application of transit contributions; cost of a bus shelter; fair-share contribution toward the traffic signals; other money allocated toward the traffic signals on Waxpool Road plus warrant studies; is this section of Waxpool Road still in the VDOT 6-year plan; examples for residential Energy Efficiency programs and requirements.

## **10. NEW BUSINESS**

- a. ERT – tell County Administration that PC would like to see ERT referrals continue through separately as they pertain to policy issues. (Peggy Maio-4/9/09)
- b. LOD – First Worksession (Sandra Chaloux-4/9/09)
  - USGS representative
  - Hydrogeologist
- c. LEED
  - Send a letter to the Board of Supervisors regarding direction on LEED/how to review new buildings/obtain information from the Energy Efficiency Committee (Gigi Robinson 4/9/09)